

207, 235 9A Street NW
Calgary, Alberta

MLS # A2247447



\$304,900

Division:	Sunnyside		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	439 sq.ft.	Age:	2014 (11 yrs old)
Beds:	1	Baths:	1
Garage:	None		
Lot Size:	-		
Lot Feat:	-		
Heating:	Baseboard	Water:	-
Floors:	Concrete	Sewer:	-
Roof:	-	Condo Fee:	\$ 315
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Built-in Features, Closet Organizers, Open Floorplan, Quartz Counters, Recessed Lighting		
Inclusions:	Some furniture is negotiable		

Looking for that perfect blend of cool, urban vibes and smart functionality? This 1 bed, 1 bath condo in the heart of Sunnyside is exactly that. With polished concrete floors, high-end industrial finishes, and a super efficient layout, this space gives off serious NYC loft energy—without the NYC price tag. The open-concept design features a sleek, fully equipped kitchen, tons of storage, and a private bedroom with a modern sliding door. The spacious bathroom has all the room you need to keep your life organized, and central A/C keeps things chill year-round. Ideal for young professionals who want to live in a community-focused neighborhood while still being walking distance to literally everything—Kensington shops and restaurants, the river pathways, Peace Bridge, downtown, C-Train, and even SAIT. Whether you’re investing, heading to SAIT College, or just want a stylish spot close to the action, this unit checks all the boxes. Sunnyside is one of Calgary’s most loved inner-city neighborhoods, with a 90 walk score and all the energy & community you’re looking for.